

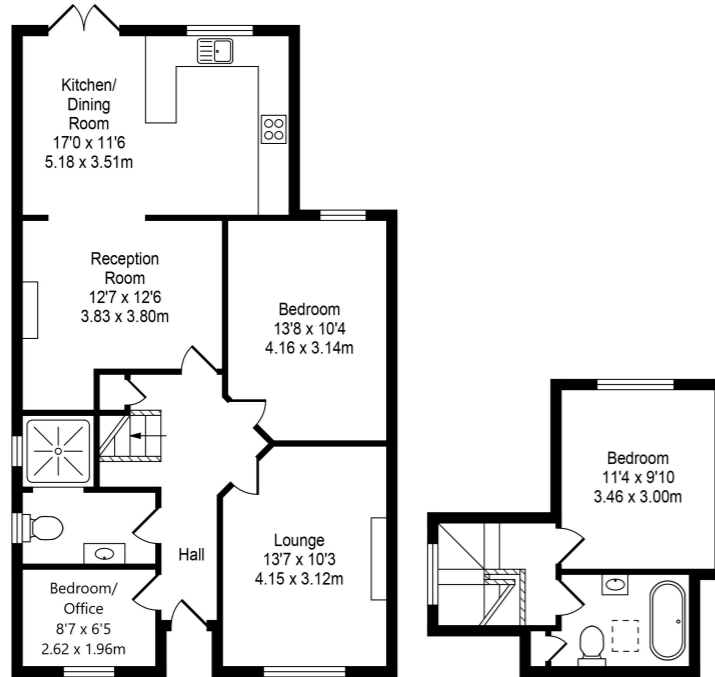


Ormskirk: 01695 570102  
 Standish: 01257 422228  
 arnoldandphillips.com

Chorley: 01257 241173  
 Southport: 01704 778668

**Total Approx. Floor Area 1075 Sq.ft. (99.85 Sq.M.)**

Whilst every effort is made to accurately reproduce these floor plans, measurements are approximate, not to scale and for illustrative purposes only



Approx. Floor Area 854 Sq.Ft (79.32 Sq.M.)

Approx. Floor Area 221 Sq.Ft (20.53 Sq.M.)



Tenure: We are advised by our client that the property is Freehold  
 Council Tax Band: D

Every care has been taken with the preparation of these property details but they are for general guidance only and complete accuracy cannot be guaranteed. If there is any point, which is of particular importance professional verification should be sought. These property details do not constitute a contract or part of a contract. We are not qualified to verify tenure of property. Prospective purchasers should seek clarification from their solicitor or verify the tenure of this property for themselves by visiting [www.landregisteronline.gov.uk](http://www.landregisteronline.gov.uk). The mention of any appliances, fixtures or fittings does not imply they are in working order. Photographs are reproduced for general information and it cannot be inferred that any item shown is included in the sale. All dimensions are approximate.



Arnold & Phillips are pleased to bring to market an opportunity to acquire this captivating three-bedroom dormer bungalow, nestled along the popular Southport Road in Scarisbrick, West Lancs. This well-positioned residence offers close proximity to a range of amenities, excellent transport links and reputable schools. With ample off-road parking for multiple vehicles, convenience meets charm in this recently modernized property.

Accessed via the modern composite front entrance, the front of the property enjoys a large main living room, featuring a premium multi-fuel log burning fireplace and high-end decorative finish throughout. The main ground floor bedroom boasts generous proportions, while the third front bedroom doubles as a home office. A modern family bathroom centrally located offers convenience and style with its shower, WC and vanity wash hand basin. The rear of the property showcases a bright and expansive open-plan dining kitchen adorned with a modern wood-effect finish, integrated appliances and a breakfast bar separating the kitchen from the ample dining area. French-style patio doors flood the space with natural light, leading to a large second reception room – perfect for gatherings.

Upstairs, an additional large double bedroom offers picturesque countryside views, accompanied by a second family bathroom boasting a free-standing bath.

Outside, the sprawling garden provides privacy and tranquillity, featuring a centrally turfed lawn, mature trees and an ample patio terrace for outdoor entertaining.

With a generous 1,075 square feet of living space, gas central heating and double glazing throughout, this property offers a blend of comfort and style. Internal inspection is highly advised.





KEY FEATURES

- Attractive Dormer Bungalow
- Three Bedrooms
- Circa 1075 Square Feet
- Spacious Living Room
- Open Plan Dining Kitchen
- Large Rear Garden
- Ample Driveway Parking
- Popular Location





